

AN ORDINANCE 2006-06-01-0659

AMENDING THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL USE TO COMPACT MULTI-FAMILY RESIDENTIAL USE FOR AN AREA OF APPROXIMATELY 2.45 ACRES LOCATED AT 4210 BROADWAY AVENUE, 135 GROVELAND PLACE and 151 GROVELAND PLACE.

* * * * *

WHEREAS, the Mahncke Park Neighborhood Plan was adopted on September 27, 2001 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on March 22, 2006 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

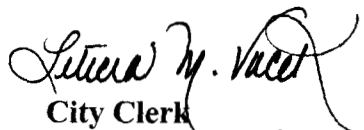
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, is hereby amended by changing the use of by changing the use of approximately 2.45 acres located at 4210 Broadway Avenue, 135 Groveland Place and 151 Groveland Place, from Neighborhood Commercial land use to Compact Multi-family Residential land use. All portions of land mentioned are depicted in Attachments "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect June 11, 2006.


PASSED AND APPROVED on this 1st day of June, 2006

ATTEST:


City Clerk


MAYOR
PHIL HARDBERGER

APPROVED AS TO FORM:


for City Attorney

Agenda Voting Results

Name: P-1.

Date: 06/01/06

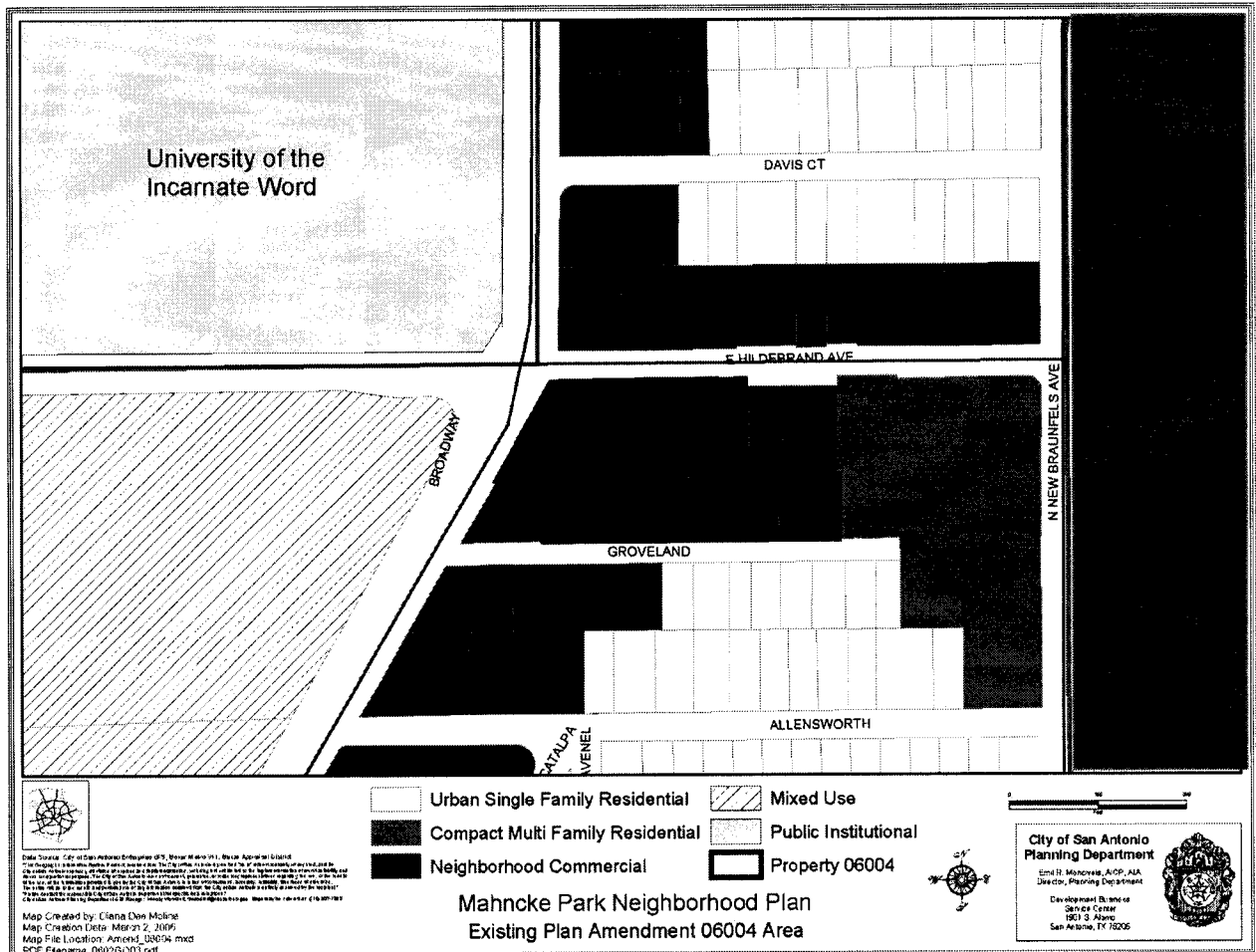
Time: 05:45:41 PM

Vote Type: Multiple selection

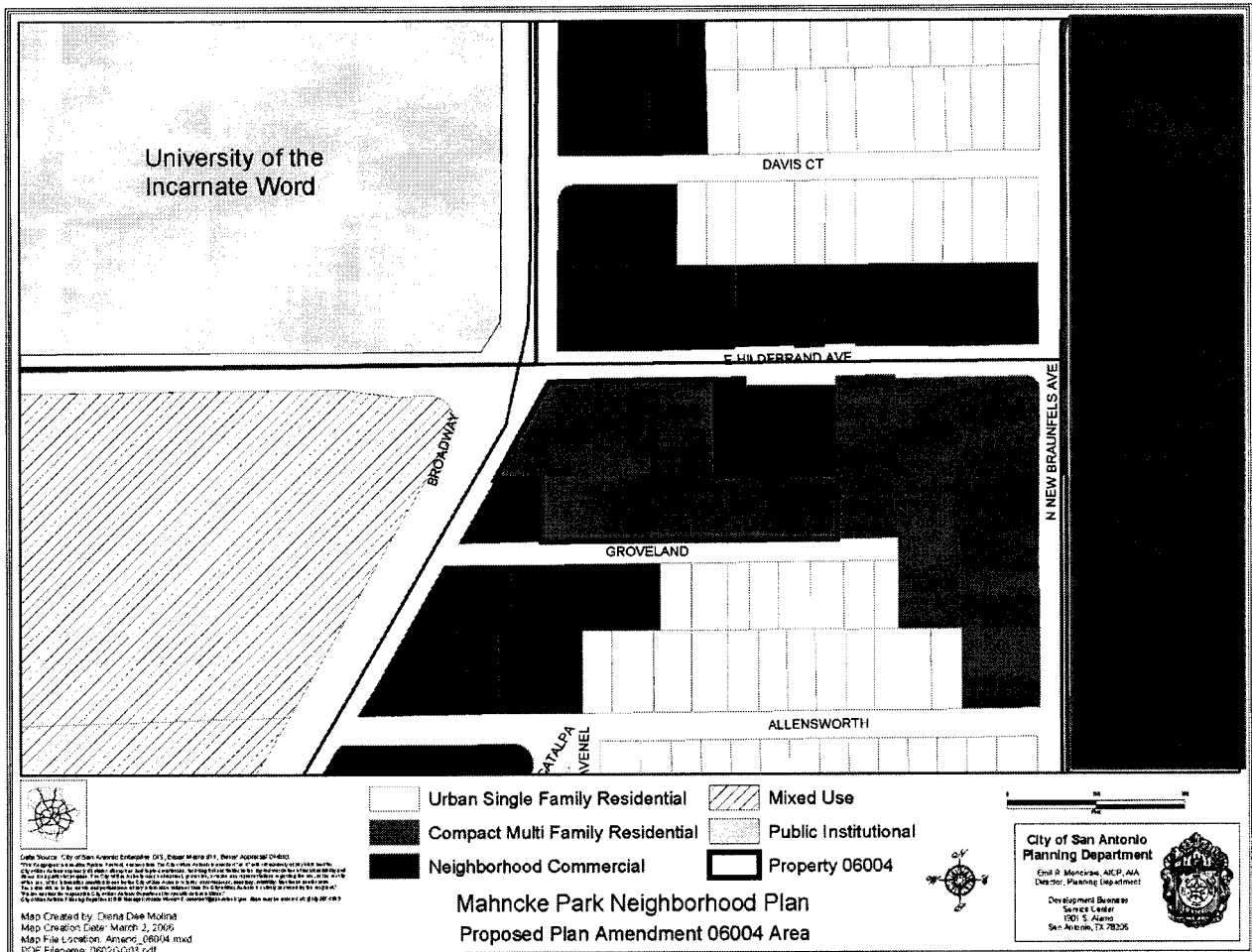
Description: PLAN AMENDMENT CASE #06004 (District 9): Public hearing and consideration of an ordinance amending the Land Use Plan contained in the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 2.45 acres located at 4210 Broadway Avenue, 135 Groveland Place and 151 Groveland Place, from Neighborhood Commercial land use to Compact Multi-family Residential land use. Staff and Planning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5			x	
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8			x	
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

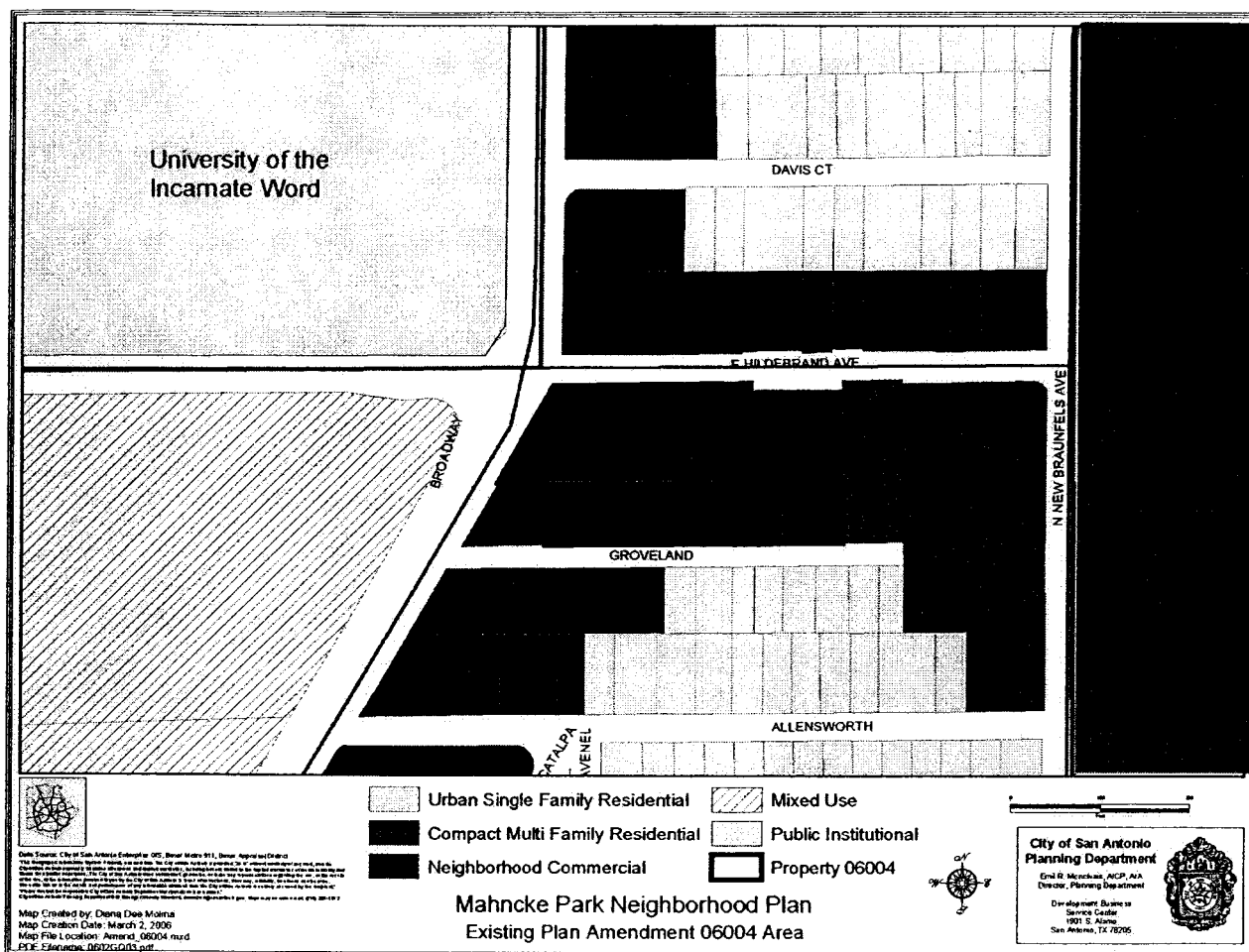
ATTACHMENT I
Land Use Plan as adopted:



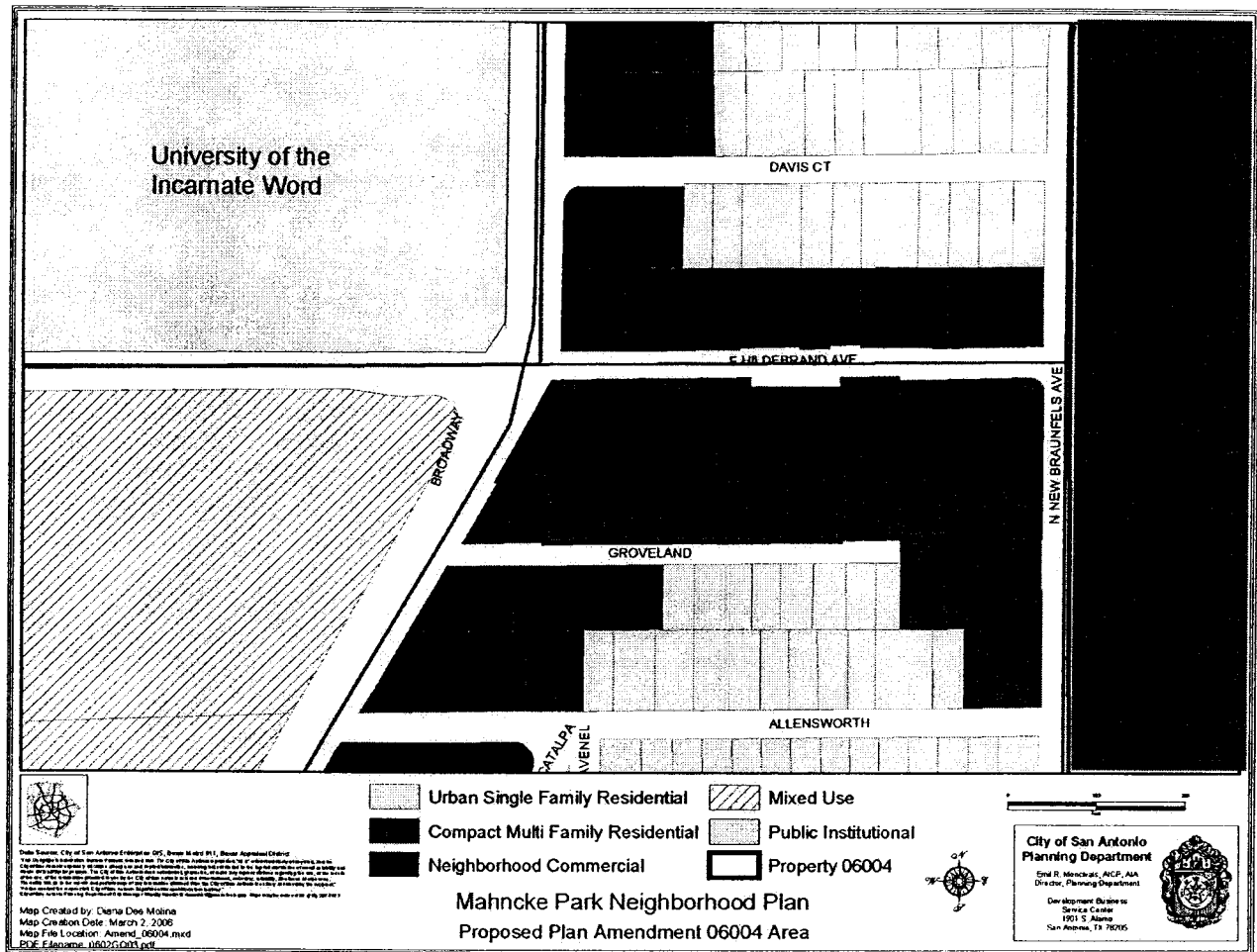
ATTACHMENT II
Proposed Amendment:



ATTACHMENT I
Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:



City of San Antonio Planning Department

Plan Amendment Recommendation

Plan Amendment Application Case No.: 06004

Applicant: Kaufman & Associates

Owner: Bart C. Koontz

Neighborhood/Community/Perimeter Plan: **Mahncke Park Neighborhood Plan**

The applicant requests to amend the Land Use Plan designation from **Neighborhood Commercial** to **Compact Multi-family Residential**

☒ Plan Amendment Map – Attachment 1

City Council District: 9

City Council Meeting Date: **June 1, 2006**

Continuance from May 18, 2006

Land Use Analysis:

Property Location: 4210 Broadway, 151 Groveland and 135 Groveland

Acreage: 2.45 ac

Current Land Use of site: Commercial / Single Family Residential

Adjacent Land Uses:

N: Neighborhood Commercial

E: Neighborhood Commercial / High Density Residential

S: Low Density Residential / Neighborhood Commercial

W: Office

Proposed Land Use/Development: Compact Multi-family Residential / High-rise multi-family residential

Comments on impact to current and future land uses adjacent to site: The existing and future land uses are the equivalent to the Neighborhood Commercial land use. The requested land use change on the site would not sufficiently impact the existing adjacent uses, and could be complimentary to other uses along Broadway.

☒ Minimal Impact

Transportation/Infrastructure Analysis:

Major Thoroughfare Plan Designations: Broadway Ave. – Primary Arterial Type B (70'-120'); Hildebrand Ave. - Secondary Arterial Type B (70'-86')

Other streets: Groveland St – Local Type A

Comments: The requested Compact Multi-family Residential Land Use description found on page 21 of the Mahncke Park Neighborhood Plan states that the land use should be "typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities". There are a number of VIA Metropolitan transit stops along Broadway and significant commercial development in place and redevelopment that is occurring along Broadway Ave.

☒ Minimal Impact

Community Facilities Analysis:

Nearby Public Facilities: Brackenridge Park / Brackenridge Park Golf Course, San Antonio Botanical Center, Mahncke Park

Comments: Brackenridge Park, Brackenridge Park Golf Course, the San Antonio Botanical Center and Mahncke Park are located in relatively close proximity to this site and will be significant public amenities for this development, and conversely the resultant population could increase the usage of the City-owned park facilities.

☒ Minimal Impact

Staff Recommendation:

☒ Approval

Comments: The requested land use change will be in keeping with the intent of the Mahncke Land Use Plan and would compliment the existing commercial uses found along Broadway Ave.

Planning Commission Recommendation:

Meeting & Public Hearing Date: March 22, 2006

☒ Approval

☒ Resolution Attached

Newspaper Publication Date of Public Hearing: March 3, 2006

No. Notices mailed 10 days prior to Public Hearing: 67

Registered Neighborhood Association(s) Notified: Mahncke Park Neighborhood Association

Comments: Revised 3/17/06

City of San Antonio Planning Department

Plan Amendment Recommendation

Zoning Commission Supplemental Information: Z2006074

Current zoning district: C-2, C-2 RIO-1, R-4, R-4 RIO-1

Proposed zoning district: MF-50

Zoning Commission Public Hearing Date: April 18, 2006

☒ Approval

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU

Planning Director

Nina Nixon-Mendez, AICP

Planning Manager

Case Manager: Christopher J. Garcia

Senior Planner

Phone No.: (210) 207-6536

AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL USE TO COMPACT MULTI - FAMILY RESIDENTIAL USE FOR AN AREA OF APPROXIMATELY 2.45 ACRES LOCATED AT 4210 BROADWAY AVENUE, 135 GROVELAND PLACE and 151 GROVELAND PLACE.

*** * * ***

WHEREAS, the Mahncke Park Neighborhood Plan was adopted on September 27, 2001 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on March 22, 2006 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, is hereby amended by changing the use of by changing the use of approximately 2.45 acres located at 4210 Broadway Avenue, 135 Groveland Place and 151 Groveland Place, from Neighborhood Commercial land use to Compact Multi-family Residential land use. All portions of land mentioned are depicted in Attachments "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect June 11, 2006.

PASSED AND APPROVED on this 1st day of June, 2006.

M A Y O R

ATTEST:

City Clerk

APPROVED AS TO FORM: _____

City Attorney

RESOLUTION NO. 06-03-04

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE MAHNCKE PARK NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO COMPACT MULTI-FAMILY RESIDENTIAL FOR AN AREA OF APPROXIMATELY 2.45 ACRES LOCATED AT 4210 BROADWAY, 151 GROVELAND AND 135 GROVELAND.

WHEREAS, City Council approved the Mahncke Park Neighborhood Plan as an addendum to the Master Plan on September 27, 2001; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on March 22, 2006 and APPROVED the amendment on March 22; and

WHEREAS, the San Antonio Planning Commission made a finding that the Planning Department's recommendation for approval of the plan amendment is consistent with the intent of the plan; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be CONSISTENT with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

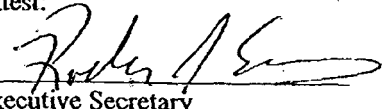
SECTION 1: The amendment to the Mahncke Park Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for APPROVAL as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22nd DAY OF MARCH 2006.

Approved:


James Darryl Byrd, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission